

RESOLUTION NO.: 02-029
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2422
(MIKE HARROD)
APN: 009-661-042

WHEREAS, Tentative Tract 2422, filed by Mike Harrod, is a proposal to subdivide an approximate 23-acre multiple family zoned site into 27 lots consisting of 25 single family residential lots, 1 multi-family lot and 1 open space lot for the construction of 25 single family residential units and one 80 unit apartment complex, and

WHEREAS, the proposed subdivision is located west of South River Road at its intersection with Navajo Avenue, east of and adjacent to the Salinas River and north of the Woodland Plaza Shopping center, and

WHEREAS, this subject parcel is zoned R-2, PD (Residential Multiple Family Low Density, with Planned Development Overlay), and

WHEREAS, this project site was previously developed with a Meat Packing / Slaughterhouse facility that was demolished in 1995 and was the subject of remedial environmental work, and

WHEREAS, Planned Development 01-015 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district, and

WHEREAS, on April 18, 2000, the City Council acted to accept a recommendation of the Streets and Utilities Committee to modify the design standards for South River Road in accordance with Exhibit E, attached hereto and made a part hereof, and

WHEREAS, the Streets and Utilities Committee reviewed this project on May 3, 2002, and recommended to the Planning Commission that a traffic signal be installed at the intersection of South River Road and Navajo Avenue, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 23rd, 2002, to open the project for public comment and continue the project until May 14, 2002, and

WHEREAS, a public hearing was conducted by the Planning Commission on May 14, 2002 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, and

WHEREAS, an Expanded Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and a mitigated Negative Declaration was approved by the Planning Commission on May 14th, 2002, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings as required by Government Code Section 66474:

1. As conditioned, the proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso de Robles.
2. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
3. The site is physically suitable for the type of development proposed;
4. The site is physically suitable for the proposed density of development;
5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems;
7. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;
8. The Planning Commission has the authority under the Planned Development Overlay requirements to review and approve requested modifications and waivers to the zoning standards as detailed in the Resolution Approving Planned Development 01-015;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant tentative map approval to Tract 2422 subject to the following conditions of this resolution:

STANDARD CONDITIONS

1. The applicant/developer shall comply with the standard conditions indicated as applicable in "Exhibit A" to this resolution. Note: All checked standard conditions shall apply unless superseded by a site specific condition.

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

EXHIBIT	DESCRIPTION
A	Standard Conditions for Subdivisions
B	Tentative Tract Map / Master Plan
C	Tentative Tract Map / Preliminary Grading, Drainage, Utility Plans
D	Site Plan
E	City Council Adopted Modification for South River Road
F	South River Road Cross Sections
G	Site Map of Cross Section Locations
H1 – H5	Conceptual/Typical Landscaping Plans
I	Sound Wall Cross Sections

3. This Tentative Tract Map 2422 and Planned Development 01-015 authorize the subdivision of approximately 23 acres into 27 lots, consisting of 25 single family residential lots with a minimum lot size of 6,000 square feet; 1-8 acre lot for development of an 80-unit multi family complex and 1-10.91 acre open space lot.
4. The maximum number of residential units permitted within this subdivision / development plan shall be 105. Single family lots shall not be eligible for further subdivision (with the exception of minor lot line adjustments) or establishment of additional residences/dwelling units.
5. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map, preliminary grading plan, phasing plan, utilities, cross sections, and landscaping improvements (Exhibits A - I, reductions attached; full size copies are on file in the Community Development Department) and as amended by site specific and standard conditions contained in this resolution.
6. The project shall also comply with all conditions of approval in the resolution granting approval to Planned Development 01-015 and its exhibits.

7. The tract shall be built in one (1) development phase. Should the developer wish to propose phasing of the project at a later date, it shall be necessary for a phasing plan to be reviewed and approved by the Development Review Committee to ensure the phasing plan is consistent with the requirements of Standard Condition G2 of Exhibit A, for each proposed phase, and
8. Prior to recordation of the Final Map, the following detailed plans shall be submitted for review and approval by the Development Review Committee (DRC):
 - a. South River Road parkway landscaping
 - b. Interior Street (“A”, “B” & “C” Streets) Parkway Landscaping
 - c. Landscaping and Fencing for Open Space (5,267 sq. ft.) between lots 25 & 26
 - d. Pedestrian/Bikeway Paths
 - e. South River Road Sound Wall and Wall returns (along “A” Street)
 - f. Rear Yard (perimeter fence) behind lots 17 through 26
 - g. All other proposed fencing
9. The applicant shall implement all mitigation measures contained in the Project Mitigation Table of the Project’s Environmental Initial Study. These mitigation measures have been incorporated as project conditions within both the Tentative Tract and Planned Development Resolutions.
10. Pursuant to submittal requirements and Standard Condition B-1 of Exhibit A, prior to occupancy the applicant shall provide on a 3.5 inch disk or IBM-compatible CD containing a copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application, in a PDF format, for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant’s expense.

Air Quality

11. The applicant shall incorporate the following design and operational measures to minimize short-term air emissions. These requirements shall be included in the construction / improvement plans:
 - a. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non potable) water should be used whenever possible;
 - b. All dirt stock-pile should be sprayed daily as needed;
 - c. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;

- d. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grasses seed and watered until vegetation is established;
 - e. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the local agency (who may consult with APCD);
 - f. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
 - g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer);
 - h. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
 - i. Sweep streets at the end of each day if visible soil material is carried onto adjacent road. Water sweepers with reclaimed water should be used where feasible.
12. The applicant shall design and provide for the following long-term air emission mitigations as part of the project design as follows:
- a. When feasible, orient buildings to maximize natural heating and cooling;
 - b. Provide for street tree planting as shown;
 - c. Provide for pedestrian and bicycle access within project as shown;
 - d. Utilize outdoor electrical outlets to encourage the use of electric appliances and tools when feasible;
 - e. When feasible, use of built-in energy efficient appliances, double-paned windows, and energy efficient interior lighting.

Traffic and Circulation

13. Exhibit "G" shows South River Road to be three different widths at three separate points. They are labeled Sections A, B & C. The road width sections shown in Exhibit "F" correlate to the Sections labeled on Exhibit "G." As part of the recordation of the final map for Tentative Tract 2422 roadway dedications shall be made for River Road in a manner to achieve the construction of the cross sections shown in Exhibit "F" at the points of cross section/transition shown in Exhibit "G." In addition, all on-site residential streets shall be constructed to the City's local street standard in conjunction with final map recordation (A-5). The street within the apartment complex shall be constructed to an A-10 standard for a Private Street and shall be named in accordance with City policy. Improvements for these roadways (including streetlights, parkway landscaping, water, sewer, concrete curbs, gutter, sidewalk, storm drain, vehicle pull-out areas and paving) shall be completed and accepted by the City Council prior to the issuance of a Certificate of Occupancy. The applicant may post bonds in lieu of completion of improvements in accordance with Standard Condition No. D-2.
14. Prior to the issuance of a Certificate of Occupancy, the applicant / developer shall install a traffic signal at the intersection of South River Road and Navajo Avenue. The applicant / developer, at his discretion, may request from the City Council, to be reimbursed for a portion of the installation costs.
15. All left hand turn lanes shall provide storage space based on the following Caltrans recommendations, as presented by Jeff Waller of KBHiggins and Associates:
Northbound left turn lane = 50 feet; Southbound left turn lane = 100 feet.
16. Prior to the issuance of a grading permit, the applicant shall provide a traffic analysis (in a manner and format acceptable to the City Engineer) to determine this project's proportional share of the cost for installing a traffic signal at the Navajo / South River Road intersection.
17. Prior to the recordation of the final map, the applicant shall improve River Road in accordance to the cross sections illustrated in the attached Exhibit "F" and at the points of cross section/transition shown in Exhibit "G." In addition, the applicant shall provide a pull-out section (northbound and southbound) for disabled vehicles to park so as not to obstruct traffic flow, unless this design feature is waived by City Council. The applicant shall also install a pedestrian path connection from the sidewalk on River Road to the proposed bike path adjacent to the River Channel.

18. Prior to the recordation of the final map, the applicant shall dedicate and construct a pedestrian/bike path within and through the development. The pathway shall be designed as a Class I bike path in accordance with the City's and Caltrans' Standards and Specifications, and as shown on the project plans. The pathway / bikeway shall be reviewed and approved by the City Engineer prior to construction.
19. Prior to issuance of certificates of occupancy, the applicant / developer shall provide a directory at each of the entry points to the apartment complex.
20. As part of the offsite improvements, the applicant / developer shall install a transit stop on the west side of South River Road as shown on the project plans.
21. Prior to issuance of a grading permit, all improvements plans shall reflect roadway grades to provide for a minimum slope of 1%.
22. The handicap ramps at the pathway / bikeway entrances shall be widened to the full width of the bikeway and shall meet ADA requirements.

Biology & Wildlife

23. The 10.91 acres of Open Space designated on the Tentative Tract Map shall be dedicated in fee to the City of Paso Robles as permanent open space concurrent with map recordation, consistent with the City's General Plan policies for preservation and conservation of natural resource areas.
24. Prior to issuance of any certificates of occupancy, the Open Space parcel shall be inspected and accepted by the Emergency Services Department.
25. Erosion control measures shall be undertaken throughout construction to reduce water velocity and inhibit soil movement.
26. At the developer's expense, the following list of measures have been required for implementation to ensure avoidance of potential impacts to individuals of the San Joaquin kit fox species:
 - a. Immediately prior to commencement of construction activities (at least 30 days prior to), the developer shall retain a qualified biologist to perform a kit fox survey of the site and update the previous "kit fox habitat evaluation form" to verify that kit fox dens do not exist on the site;
 - b. If kit fox are found on site, specific measures for avoiding impacts to kit fox will then be identified and implemented through consultation with USFWS and CDFG, and according to current protocols for kit fox protection.
27. Prior to issuance of a grading permit, the applicant shall obtain all the required permits from Fish and Game and Army Corps of Engineers, and other agencies as

applicable, to allow any work adjacent to or within the Salinas River flood plain and riparian fringe. The applicant shall provide the City with documentation from these agencies indicating that grading permits may be issued.

Oak Tree Protection

28. No oak trees are proposed or approved for removal in conjunction with this map and development plan. All oak trees located within and/or adjacent to the project site shall be preserved. If final construction drawings indicate grading or site disturbance within the drip-lines of any of these oak trees, those plans shall be accompanied by a Certified Arborist Report evaluating impacts of such grading on those trees and providing appropriate mitigation measures to assure oak preservation. Any and all mitigation measures identified in said Arborist Report shall be implemented in a manner as prescribed by City staff.
29. Tree protection fences shall be installed as necessary during construction of pathways near the oak trees, and inspected by City personnel prior to starting grading work. All protection measures shall stay in place during project construction.

Noise

30. A split-faced block screen wall shall be installed along South River Road (see Exhibit I) at the following minimum heights to reduce & deter noise impacts to a less than significant level for proposed homes:
 - a. For Lot 26 - the wall shall be 6 feet above the planned pad level of dwellings;
 - b. For Lots 1, 11, 12 and 16 - the wall shall be at least six feet above the planned finished pad or floor levels of the dwellings.

In all cases, the wall shall be a minimum of four (4) feet in height above finished sidewalk elevation.

31. Where the noise performance standards permit under the Noise Study, the developer can submit revised wall/fence plans for consideration by the Development Review Committee for the lots adjacent to South River Road. These plans can propose a reduced height for the split-faced block wall or a combination of open fencing design to minimize the visual impact of the wall.
32. The following specifications apply only to dwellings on Lots 1, 11, 12, 16 and 26 to mitigate noise to a less than significant level in accordance with the City's Noise Element standards. Ventilation openings, soffit vents, and gable-end vents shall be placed insofar as possible on the north, west and south elevation of the buildings or on elevations facing away from the noise source (as defined in the Noise Study prepared by David Lord and attached as Appendix D to the Environmental Initial Study). The construction specifications identified in the

aforementioned Appendix D (pages 5 and 6) will result in the required performance of 30 dBA along the critical elevations of future construction and shall be utilized.

Cultural/Archaeological

33. In the event that during site construction there are archaeological or historical resources unearthed, work shall stop and the developer and/or his contractor shall contact the Community Development Department so that appropriate mitigation measures can be identified and implemented per CEQA requirements.

ENGINEERING SITE SPECIFIC CONDITIONS

34. The developer/applicant shall include the design and construction of sewer and water pipeline upgrades in South River Road along the property frontage as follows:
 - a. Install a 27-inch diameter sewer pipe
 - b. Install a 16-inch diameter water pipe

Design and construction plans shall be reviewed and approved by the Public Works Department. Developer may enter into a reimbursement agreement with the City Council for these costs. The reimbursement agreement shall be in a form approved by the City Attorney.

35. The applicant shall install a manhole for its sewer main connection at River Road.
36. Prior to the recordation of the final map, the applicant shall construct a sewer lift station to City Standards and Specifications to serve this tentative tract. The lift station shall be dedicated to the City for maintenance.
37. Prior to the issuance of a grading permit, the applicant shall receive approval from the Federal Emergency Management Administration (FEMA) to allow the revision to the 100-year floodplain line.
38. Prior to the issuance of a grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer, that the project is in conformance with the provisions of Section 21.14, Floodway Management, of the City's Municipal Code.
39. Prior to the issuance of a grading permit, the applicant / developer shall demonstrate a "good faith" effort to have an easement provided to the City of Paso Robles for access and maintenance, approved by the City Engineer, for the storm water inlet located east of South River Road, as shown on the project plans. The "good faith" effort shall be demonstrated by providing copies of correspondence or other documentation between the applicant / developer and the property owner.

40. The applicant / developer shall demonstrate that permission has been granted from the neighboring property owner to upgrade / install the storm water inlet, located east of South River Road, as shown on the project plans.
41. Concurrent with map recordation and in a format to be approved by the City Attorney, the developer shall provide constructive notice to future lot owners that the City has plans to install a Water Treatment Plant facility in the same location as the existing City wells that are directly west of the project site.
42. Prior to map recordation, the property owner shall record an instrument, to be approved by the City Attorney, naming the city of El Paso de Robles as the sole agent for pumping and delivering the overlying groundwater water rights.
43. Prior to issuance of a grading permit, the applicant / developer shall demonstrate to the satisfaction of the City Engineer that the storm water design is consistent with Federal EPA and Regional Water Quality Control Board goals for storm water discharges to the Salinas River.
44. Concurrent with map recordation, the applicant / developer shall dedicate six foot wide utility easements adjacent to all streets within the project.
45. Concurrent with map recordation and in a format to be approved by the City Attorney, the developer shall provide constructive notice to future lot owners that the conditions and stipulations of PD 01-015 govern the density and design standards for this subdivision. This notice shall explicitly state that the maximum number of permissible dwelling units per single-family lot shall be one (1).
46. All parking lots and parking areas shall be consistent with Chapter 21.22 of the City's Municipal Code.

EMERGENCY SERVICES

- 47. Prior to the recordation of the final map, the applicant / developer shall submit requested street names to the Community Development Department for review and approval for the two cul de sacs within the single family development area and the street which goes through the apartment complex. The street intersecting with South River Road, is an extension of Navajo Avenue and shall be named Navajo Avenue.
- 48. Prior to installation of any entry gates, the applicant / developer shall provide operating information and provisions for emergency operation to the City Fire Department for review, approval and use.

PASSED AND ADOPTED THIS 14th Day of May, 2002 by the following Roll Call Vote:

AYES: Calloway, Ferravanti, Kemper, McCarthy, Steinbeck, Warnke

NOES: Johnson

ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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